

Intent and Purpose

Staff prepared Alternative 7 with specific input from the resource agencies, including the delineation of the reserve boundary. Similar to Alternatives 2 and 6, this reserve system focuses heavily on vernal pool resource preservation and on establishing continuity within the reserve areas. The urban growth areas in Alternative 7 are nearly identical to Alternative 2. This alternative includes an additional reserve area near Lincoln's southwest City limits along Industrial Boulevard. This alternative accommodates the expansion of Lincoln to its City limits, buildout of the western portions of Roseville's Sphere of Influence, and growth in portions of Lincoln's proposed Planning Area. In addition, all of the major development projects proposed in the unincorporated portions of western Placer County are identified for growth, including Placer Ranch, Regional University, Placer Vineyards, and the Brookfield project. Alternative 7 identifies future growth in the Sunset Industrial Area, as per the County's General Plan. Similar to Alternatives 1, 2, 3 (a and b) and 6, this alternative proposes urban development in the eastern half of the proposed Curry Creek Community Plan area while incorporating the western portion of the plan area into the PCCP reserve system. Portions of the proposed Lincoln Planning Area, west of Dowd Road, are incorporated into the PCCP reserve system, providing this alternative with a higher level of vernal pool resource preservation than identified in Alternatives 1, 3, and 5,

Basic Facts

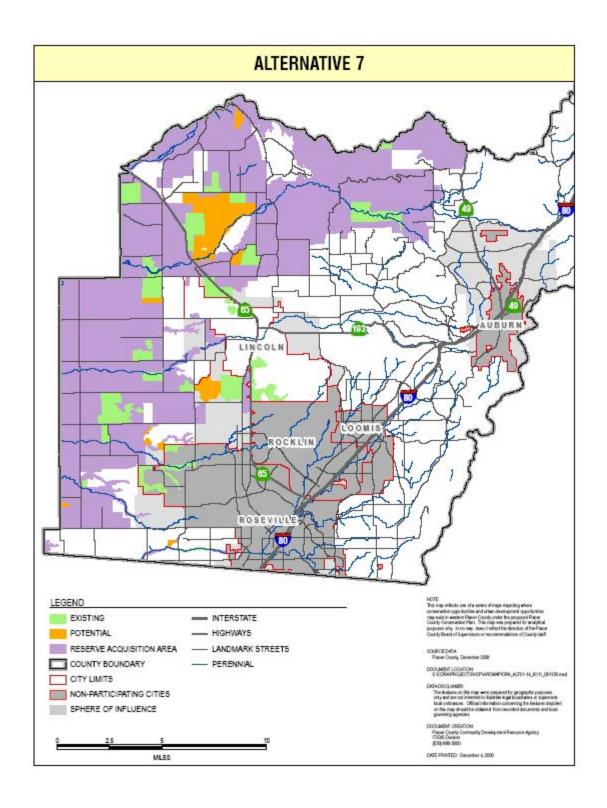
- Approximately 84,000 acres are available for incorporation into the PCCP reserve system.
- Preserves 66 percent of the existing vernal pool resources in the Phase 1 area

Ability to Obtain Comprehensive PCCP Permits

The resource agencies have indicated that the reserve system identified in Alternative 7 is a suitable reserve design and does preserve sufficient wetlands, including vernal pools, to achieve a LEDPA determination under the federal Clean Water Act. Thus, the full suite of environmental permits the County is seeking through the PCCP process could potentially be obtained with this alternative.

Local Land Use and Economic Objectives

This alternative accommodates the all of the proposed Specific Plan applications currently under consideration at the County, portions of the Curry Creek Community Plan area, and all of the Sunset Industrial Area. However, the stated growth objectives of the City of Lincoln are not accommodated with this reserve design.



Intent and Purpose

Staff prepared Alternative 8 with specific input from the resource agencies, including the delineation of the reserve boundary. This alternative provides buildout of the existing Lincoln City Limits and urban growth in the proposed Lincoln Planning Area west of Lincoln's western City Limits (but only extending to Dowd Road). As a part of the City of Lincoln's proposed Sphere of Influence expansion, an area of urban growth is proposed south of Auburn Ravine, approximately one-half mile to the north and south of East Catlett Street.

Alternative 8 accommodates buildout of Placer Ranch, Regional University, and the City of Roseville's western Sphere of Influence. The eastern portion of the proposed Curry Creek Community Plan is identified for growth while the western half is incorporated into the reserve system. Alternative 8 also identifies the western one-third of Placer Vineyards as a reserve area.

While the resource agencies provided direction on the preparation of this map, their analysis of the alternative led to the conclusion that this map would not be considered a viable alternative.

Basic Facts

- Approximately 83,000 acres are available for incorporation into the PCCP reserve system.
- Preserves 69 percent of the existing vernal pool resources in the Phase 1 area

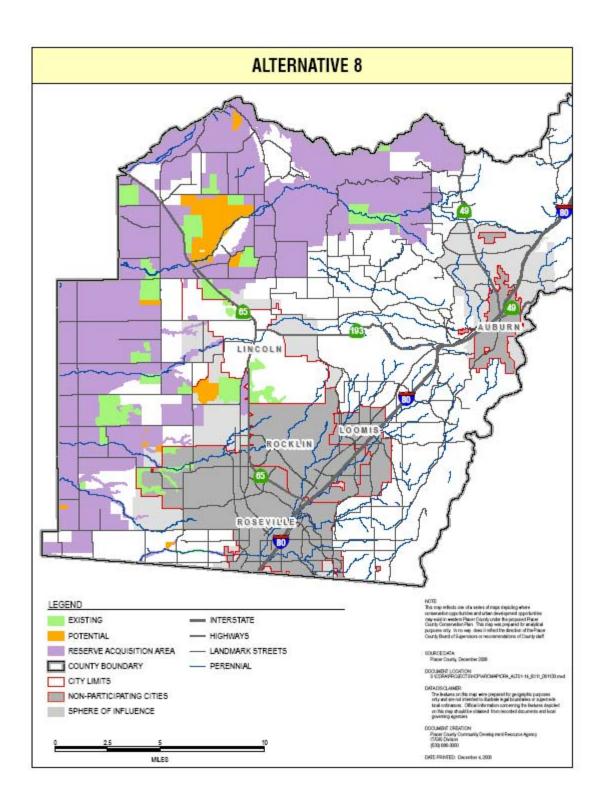
Ability to Obtain Comprehensive PCCP Permits

The resource agencies have indicated that the reserve system identified in Alternative 8 proposes too much urban edge along the reserve system boundary, and a "Least Environmentally Damaging Practicable Alternative" (LEDPA) determination under the federal Clean Water Act is not likely achievable under this alternative. Thus, the full suite of environmental permits the County is seeking through the PCCP process could not likely be obtained with this alternative.

The County may be able to obtain HCP and possibly NCCP permits with this alternative. However, for the reasons stated above, obtaining Clean Water Act permits would not be possible with this reserve design.

Local Land Use and Economic Objectives

This alternative does not accommodate the growth levels proposed in the Placer Vineyards Specific Plan or in the proposed Brookfield's project site. In addition, portions of the City of Lincoln's proposed Planning Area would be incorporated into the PCCP reserve system and, thus, the City has stated this alternative would not meet its growth objectives.



Intent and Purpose

Alternative 9 was prepared by staff and represents a compromise from Alternative 8 in order to accommodate Lincoln's intent to expand its urban growth areas south of Wise Road in the proposed Lincoln Planning Area.

This alternative is similar to Alternative 8 in many ways with the following exceptions: 1) land north of East Catlett Street is proposed for incorporation into the reserve system and 2) several existing preserves (i.e., already acquired for wetland/vernal pool mitigation) and other contiguous parcels south of Wise Road are proposed for urban growth. This alternative also identifies the entire Placer Vineyards project site and Brookfield project for urban growth.

Basic Facts

- Approximately 80,000 acres are available for incorporation into the PCCP reserve system.
- Preserves 56 percent of the existing vernal pool resources in the Phase 1 area
- This alternative would require that certain existing preserved lands, managed at this time as in-perpetuity conservation lands, would be unencumbered and made available for development.

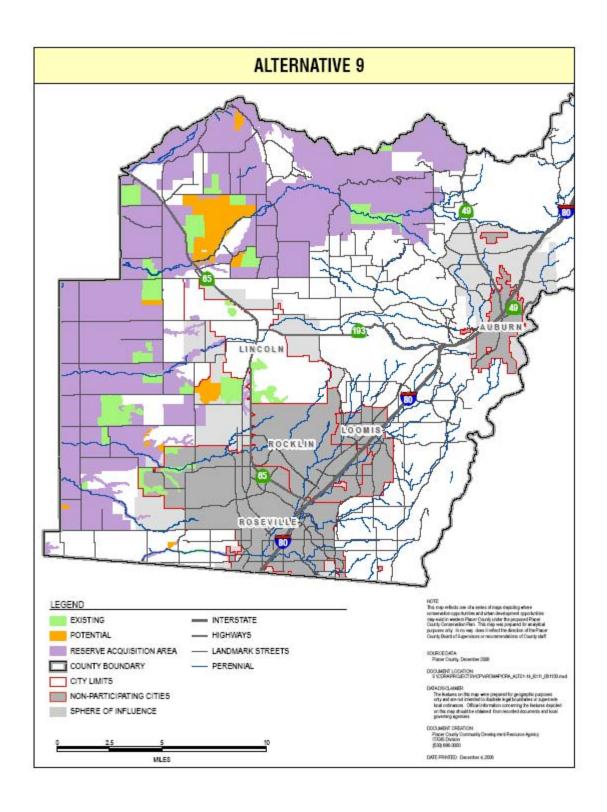
Ability to Obtain Comprehensive PCCP Permits

While the resource agencies have not reviewed this alternative, it is staff's opinion that the reserve system identified in Alternative 9 proposes too much urban edge along the reserve system boundary and does not preserve sufficient wetlands, including vernal pools, to achieve a "Least Environmentally Damaging Practicable Alternative" (LEDPA) determination under the federal Clean Water Act. Thus, the full suite of environmental permits the County is seeking through the PCCP process could not likely be obtained with this alternative.

The County may be able to obtain HCP and possibly NCCP permits with this alternative. However, for the reasons stated above, obtaining Clean Water Act permits would not be possible with this reserve design.

Local Land Use and Economic Objectives

This alternative accommodates the all of the proposed Specific Plan applications currently under consideration at the County, the Curry Creek Community Plan area, and the complete Sunset Industrial Area. However, this alternative restricts the levels of growth available for the City of Lincoln's proposed Planning Area and, as such, is not a favorable alternative to the City. Several parcels currently preserved in open space are proposed in this alternative for conversion into an urban use. While such a conversion is theoretically possible, it is likely an unrealistic assumption to make for the purposes of this analysis.



Intent and Purpose

City of Lincoln staff prepared Alternative 10. This alternative provides urban growth opportunities around the City of Lincoln by identifying buildout of the Lincoln City Limits and proposing urban growth throughout most of the proposed Lincoln Planning Area and new Sphere of Influence boundary. Conversely, the Sunset Industrial Area, Placer Ranch, Regional University, Brookfield project, and Roseville's western Sphere of Influence are identified as conservation areas. Additionally, the Curry Creek Community Plan and approximately 66 percent of Placer Vineyards are incorporated into the reserve system.

This alternative is intended to be the reciprocal/opposite of Alternative 2 in that it emphasizes growth around the City of Lincoln in favor of conservation to the south.

Basic Facts

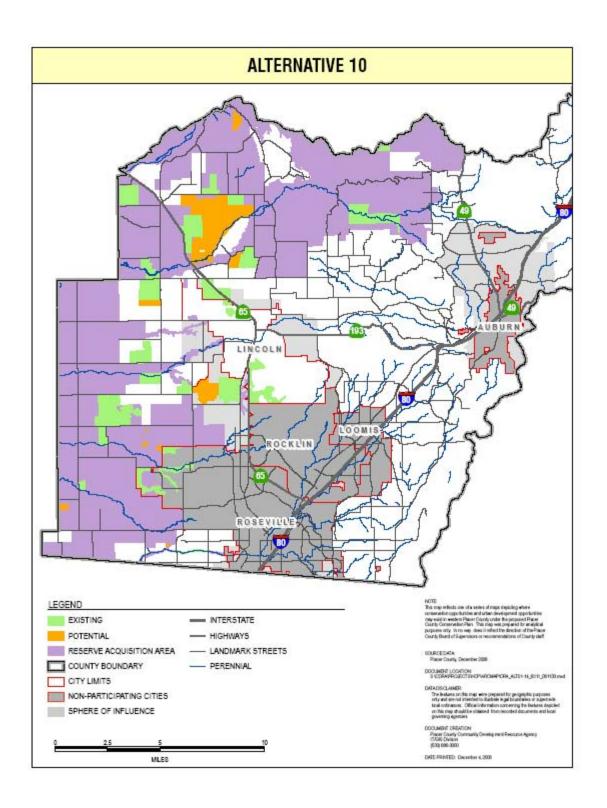
- Approximately 84,000 acres are available for incorporation into the PCCP reserve system.
- Preserves 69 percent of the existing vernal pool resources in the Phase 1 area
- This alternative would be of concern to Placer County because of the number of County projects that would be converted to PCCP reserve area including Placer Vineyards, Regional University and the Curry Creek area.

Ability to Obtain Comprehensive PCCP Permits

While the resource agencies have not reviewed this alternative, it is staff's opinion that this reserve may be sufficient in design and given the levels of wetland and vernal pool preservation achieved in Alternative 10, it is possible that this alternative could meet the requirements of a LEDPA alternative. Thus, the full suite of environmental permits the County is seeking through the PCCP process could potentially be obtained with this alternative.

Local Land Use and Economic Objectives

This alternative does not meet the growth objectives proposed in any of the specific plan applications currently filed in west placer and it does not provide for growth in the Curry Creek Community Plan area. Economic objectives of the County are not achieved in this alternative as the Sunset Industrial Area is proposed for the reserve system. Conversely, the City of Lincoln's growth objectives are fully achieved through this alternative.



Intent and Purpose

City of Lincoln staff prepared Alternative11. Similar to Alternative 10, this alternative concentrates land conservation in the southwestern unincorporated PCCP planning area and provides urban growth opportunities around the City of Lincoln. Alternative 11 identifies complete buildout of the Lincoln City Limits and accommodates urban growth throughout most of the proposed Lincoln Planning Area and expanded Sphere of Influence. In addition, the Sunset Industrial Area, Placer Ranch, the Brookfield project, and Roseville's western Sphere of Influence are identified as urban growth areas.

Land conservation is identified west of the proposed Lincoln Planning Area as well as throughout the Regional University site, the Curry Creek Community Plan area, and the Placer Vineyards Specific Plan area.

Basic Facts

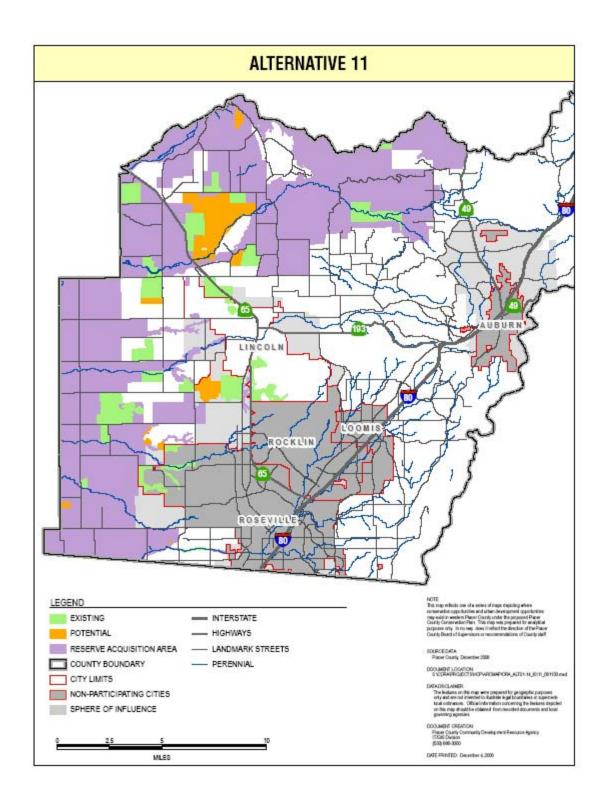
- Approximately 84,000 acres are available for incorporation into the PCCP reserve system.
- Preserves 68 percent of the existing vernal pool resources in the Phase 1 area
- This alternative would be of concern to Placer County due the number of County projects that would be converted to PCCP reserve area including Placer Vineyards, Regional University and the Curry Creek area.

Ability to Obtain Comprehensive PCCP Permits

While the resource agencies have not reviewed this alternative, it is staff's opinion that this reserve is sufficient in design and given the levels of wetland and vernal pool preservation achieved in Alternative 11, it is possible that this alternative could meet the requirements of a LEDPA alternative. Thus, the full suite of environmental permits the County is seeking through the PCCP process could potentially be obtained with this alternative.

Local Land Use and Economic Objectives

While accommodating growth in the Placer Ranch Specific Plan and Sunset Industrial Area, this alternative does not meet the growth objectives identified in many of the proposed specific plan applications currently under review at the County. Alternately, the City of Lincoln is satisfied with the level of growth this alternative accommodates for the City.



Intent and Purpose

Alternative12 was prepared by City of Lincoln and County staff. This alternative was intended to meet Lincoln's growth objectives as well as accommodate the proposed major specific plan projects within the County's jurisdiction. Alternative 12 identifies complete buildout of the Lincoln City Limits and accommodates urban growth throughout most of the proposed Lincoln Planning Area and expanded Sphere of Influence. In addition, the Sunset Industrial Area, Placer Ranch, Regional University, the Brookfield project, Placer Vineyards, and Roseville's western Sphere of Influence are identified as urban growth areas. An area designated for urban growth is identified south of Auburn Ravine, approximately ½ mile north and south of East Catlett Street.

The proposed Lincoln Planning Area and expanded Sphere of Influence would accommodate reserve lands in its northwest corner to provide for increased vernal pool complex preservation and connectivity within the reserve system. In areas to the south of Nicolaus Road, land conservation is identified west of the proposed Lincoln Planning Area as well as throughout the western half of the proposed Curry Creek Community Plan area.

Basic Facts

- Approximately 79,000 acres are available for incorporation into the PCCP reserve system.
- Preserves 54 percent of the existing vernal pool resources in the Phase 1 area

Ability to Obtain Comprehensive PCCP Permits

While the resource agencies have not reviewed this alternative, it is staff's opinion that the reserve system identified in Alternative 12 proposes too much urban edge along the reserve system boundary and does not preserve sufficient wetlands, including vernal pools, to achieve a "Least Environmentally Damaging Practicable Alternative" (LEDPA) determination under the federal Clean Water Act. Thus, the full suite of environmental permits the County is seeking through the PCCP process could not likely be obtained with this alternative.

The County may be able to obtain HCP and possibly NCCP permits with this alternative. However, for the reasons stated above, obtaining Clean Water Act permits would not be possible with this reserve design.

Local Land Use and Economic Objectives

This alternative accommodates the growth objectives of all of the Specific Plan applications under review by the County, as well as growth in the Curry Creek Community Plan area and in the Sunset Industrial Area. The City of Lincoln could achieve most of the growth levels it desires.

